

That this approval apply to the Redline Revised Draft Plan of Subdivision, 25T-201603, prepared by A.T. McLaren Ltd. and certified by S.D. McLaren, O.L.S., dated, October 22, 2015, consisting of 8 blocks for 8 single detached dwellings, subject to the owner entering into a standard Form Subdivision Agreement, received, and approved by City Council with the following special conditions.

Development Engineering

1. **That, *prior to registration of plan of subdivision***, the Owner enters into a subdivision agreement with the City of Hamilton, and agrees to pay its proportionate share of the cost for future design and urbanization of Twenty Road West, including but not limited to, storm and sanitary sewers, curbs, sidewalks, street lights, etc., adjacent to the subject land, from the west limit of 9906 Twenty Road West to the east limit of 9890 Twenty Road West, to the satisfaction of the Senior Director of Growth Management.
2. **That, *prior to registration***, the Owner shall identify driveway locations, including ramps and curb openings for all lots, on approved engineering drawings, to the satisfaction of the Senior Director of Growth Management, Planning and Economic Development Department, and the Director of Engineering Services, Public Works Department.
3. **That, *prior to preliminary grading***, the Owner shall include in the engineering design and cost estimate schedule for the proposed grading and servicing works. Suitable transition grading are required when matching into existing properties; further the use of retaining walls will only be permitted, if agreed upon and to the satisfaction of the Senior Director of Growth Management.
4. **That, *prior to preliminary grading***, the Owner shall submit a revised grading plan demonstrating that drainage parameters for the subject lands are consistent with those applied for the surrounding developments. The grading plan shall illustrate the proposed LID features at each lot, to the satisfaction of the Senior Director of Growth Management.
5. **That, *prior to preliminary grading***, the Owner shall prepare a plan showing the design and location of siltation and erosion control measures in accordance with the "Erosion and Sediment Control Guidelines for Urban Construction, December 2006", to the satisfaction of the Senior Director of Growth Management.
6. **That, *prior to preliminary grading***, the Owner shall prepare and submit a detailed Stormwater Management Report to demonstrate how quantity and quality control criteria will be handled on each lot in accordance with the City of Hamilton Development Guideline and TRCA / CVC Low Impact Development Planning and

Design Guidelines, to the satisfaction of the Senior Director of Growth Management. An agreement to provide and maintain private on-site Low Impact development control measures must be registered on title by the owner to ensure their permanent functions.

7. **That, *prior to servicing***, the Owner shall include in the engineering design and cost estimate schedule, provision for the construction of a sanitary sewer within Twenty Road West right of way, from east of the subject lands, westerly to the west limit of the lands of the draft plan, in accordance with the current City of Hamilton Policy and to the satisfaction of the Senior Director of Growth Management.
8. **That, *prior to servicing***, the owner shall submit a water distribution analysis of the water system to determine whether the existing water system can adequately service the proposed development, to the satisfaction of the Senior Director of Growth Management. The Report shall also focus on the following issues:
 - i) Tabularize the expected occupancy;
 - ii) Generate residential water demand and fire flow;
 - iii) Demonstrate how the proposal fits with GRIDS numbers;
 - iv) Confirm the water servicing layout based on field information; and,
 - v) Provide the new hydrant locations on the Water Distribution Plan, if any.
9. **That, *prior to servicing***, the Owner shall submit a Hydrogeological report to the City, prepared by a qualified professional, to assess impacts, identify any recharge and discharge zone, and provide recommendations to mitigate the groundwater impacts during any construction within the subdivision, including but not limited to house construction, and to undertake the works, as recommended, including monitoring. The report shall also provide a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented, to the satisfaction of the Senior Director of Growth Management, in the case where:
 - i) an aquifer is breached during excavation;
 - ii) groundwater is encountered during any construction within the subdivision, including but not limited to house construction;
 - iii) sump pumps are found to be continuously running; and,
 - iv) water supply and sewage disposal systems and any surface and groundwater related infrastructure are negatively impacted.
10. **That, *prior to servicing*** the owner shall submit a revised Functional Servicing Report confirming the system capacities for the sanitary sewer system and water main system, based on the densities proposed, to the satisfaction of the Senior Director of Growth Management.
11. **That, *prior to servicing*** the owner shall address the design and capacity sufficiency regarding the ditches of Twenty Road West ditch system, adjacent to the subject

lands, and confirm the downstream outlet culvert has sufficient conveyance capacity, to the satisfaction of the Senior Director of Growth Management.

12. **That, *prior to servicing*** the owner shall include in the engineering design, the provision for a detailed sump pump design which shall include a secondary relief / overflow to surface. The pump design shall consider the weeping tile inflow based on both groundwater and severe wet weather conditions, the sump pump outlet locations shall be identified and directed to front yards towards the street. The discharge points shall be at least four feet away from building faces, all to the satisfaction of the Senior Director of Growth Management.
13. **That, *prior to servicing*** the owner shall agree to provide, to the satisfaction of the Senior Director of Growth Management, a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, including homes. This document will also include first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works, as well as the contractor / agent contact information, so that the City can direct works be completed, as necessary.
14. **That, *Prior to building permit*** the owner shall prepare and submit a plot plan showing all the proposed Low Impact Drainage features as identified in approved Storm Water Management report to the satisfaction of Senior Director of Growth Management.

Corridor Management

15. **That, *prior to registration***, provision shall be in place to construct all driveways to include a hammerhead design so that vehicles can exit in a forward manner. The driveways shall be located to the satisfaction of the Director of Engineering Services, Public Works Department.

Niagara Peninsula Conservation Authority

16. **That, *prior to registration***, the Developer submit to the Niagara Peninsula Conservation Authority (NPCA) for review and approval detailed grading, storm servicing, and construction sediment control drawings, to the satisfaction of the NPCA.
17. **That, *prior to registration***, condition 16 above be incorporated into the Subdivision Agreement between the Developer and the City of Hamilton to the satisfaction of the NPCA.

Public Health

18. That, ***prior to registration***, of the final plan of subdivision, a pest control plan be developed for the subdivision development. The plan must outline steps involved in the potential control of vermin during all phases of development as needed. The plan must be formulated by a professional exterminator licensed by the MOE. It is to be implemented 30 to 90 days before any work activity at the site begins including but not limited to bush clearing, grading etc. Any action items taken pre and post construction will be denoted in writing, to the satisfaction of the Senior Director of Growth Management.

NOTES TO DRAFT PLAN APPROVAL

The following note should be included in the City's draft plan approval letter:

- Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received before the draft approval lapses.